018.0	0007	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	796,200	/	796,200
USE VALUE:	796,200	/	796,200
ASSESSED:	796,200	/	796,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		BAY STATE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVIES BRIAN G
Owner 2:	PALOMBA KRISTIN
Owner 3:	
Street 1:	59 BAY STATE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOGERT MICHAEL J -
Owner 2:	BOGERT KIMBERLY -
Street 1:	59 BAY STATE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,700 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1316 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5700.000	293,500	400	502,300	796,200
Total Card	0.131	293,500	400	502,300	796,200
Total Parcel	0.131	293,500	400	502,300	796,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 605.02 | /Parcel: 605.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	13238
GIS Ref	
GIS Ref	
Insp Date	04/06/15

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 018.0-0007-0008.0

!1571!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	293,500	400	5,700.	502,400	796,300	796,300	Year End Roll	12/18/2019
2019	101	FV	233,100	400	5,700.	650,100	883,600	883,600	Year End Roll	1/3/2019
2018	101	FV	233,100	400	5,700.	413,700	647,200	647,200	Year End Roll	12/20/2017
2017	101	FV	233,100	400	5,700.	378,200	611,700	611,700	Year End Roll	1/3/2017
2016	101	FV	233,100	400	5,700.	307,300	540,800	540,800	Year End	1/4/2016
2015	101	FV	189,000	400	5,700.	307,300	496,700	496,700	Year End Roll	12/11/2014
2014	101	FV	189,000	400	5,700.	280,100	469,500	469,500	Year End Roll	12/16/2013
2013	101	FV	189,000	400	5,700.	266,500	455,900	455,900		12/13/2012

PRINT

Date	Time
12/10/20	17:09:02

LAST REV

Date	Time
09/30/16	09:01:55

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1571

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOGERT MICHAEL	1303-75		7/1/2005		475,000	No	No		
SHEE ROBERTSON	1180-81		11/21/1997		235,000	No	No		Y

USER DEFINED

Prior Id # 1:	13238
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2014	1546	Heat App	6,800					Remove old furnace
9/3/2014	1105	Renovate	89,860		9/3/2014			Master bedroom and

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2015	Permit Insp	PC	PHIL C
4/6/2015	Inspected	PC	PHIL C
5/5/2009	Measured	372	PATRIOT
12/14/2005	MLS	HC	Helen Chinal
10/5/1999	Meas/Inspect	243	PATRIOT
7/22/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	85.	1.04	2									502,349						502,300	

Total AC/HA:	0.13085	Total SF/SM:	5700	Parcel LUC:	101	One Family	Prime NB Desc:	KEL/MANOR	Total:	502,349	Spl Credit
Total:	502,300										

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	k - Kelwyn Manor

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	98250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	329037
Depreciation:	35536
Depreciated Total:	293501

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

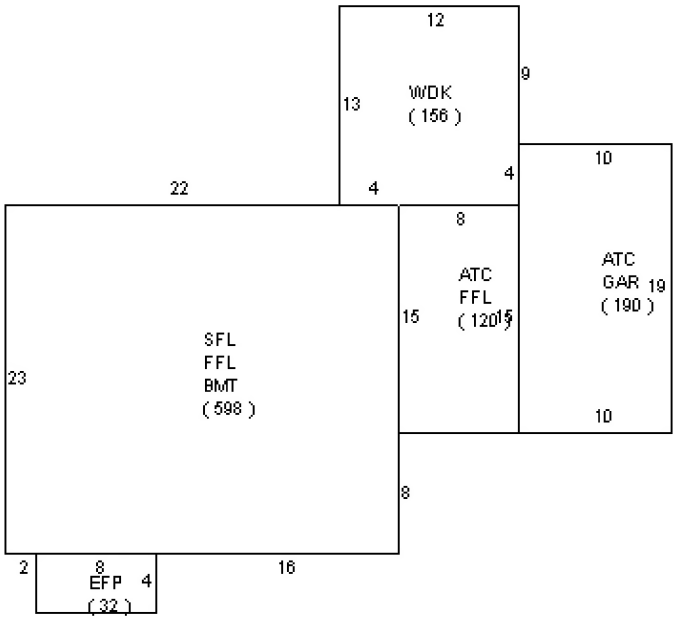
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	122.24
Final Total:	293500	Val/Su SzAd	206.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	718	141.740	101,766
BMT	Basement	598	42.520	25,427
SFL	Second Floor	598	141.740	84,758
GAR	Garage	190	28.160	5,349
WDK	Deck	156	12.410	1,936
ATC	Attic	109	85.040	9,227
EFP	Enclos Porch	32	72.590	2,323

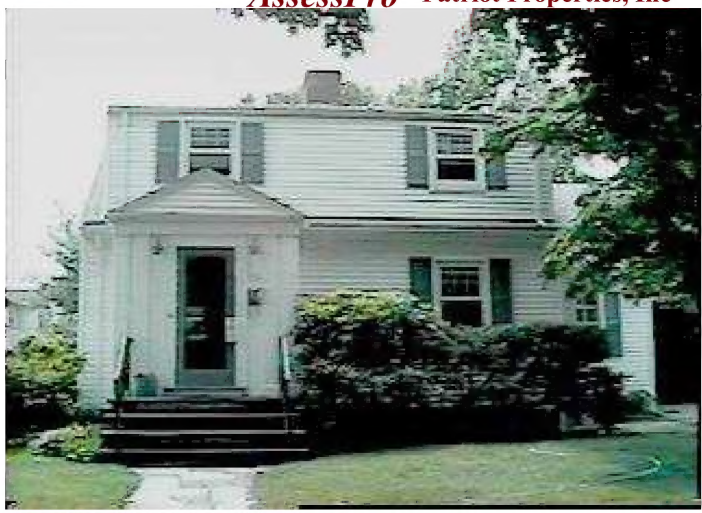
Net Sketched Area:	2,401			Total:	230,786
Size Ad	1424.5	Gross Are	2602	FinArea	1316

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X12	A	AV	1960	5.38	T	40.8	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:	Total: 400